



Applied Innovation Corridor CIP: Camp North End Infrastructure Reimbursement

Economic Development Committee
August 17, 2017



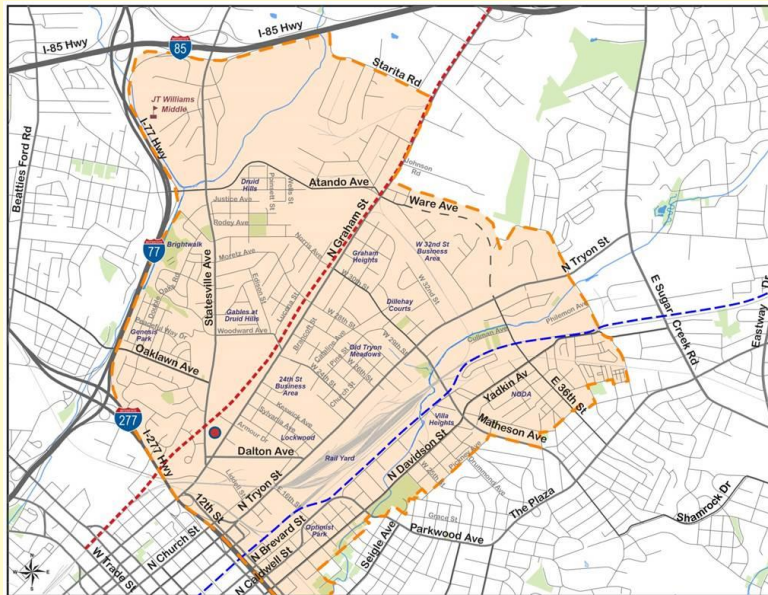
Presentation Agenda

- Purpose and Objectives
- Applied Innovation Corridor CIP
- Camp North End
- Proposed Infrastructure Improvements
- Public Private Partnership Benefits and Terms
- Next Steps

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Applied Innovation Corridor CIP Boundary

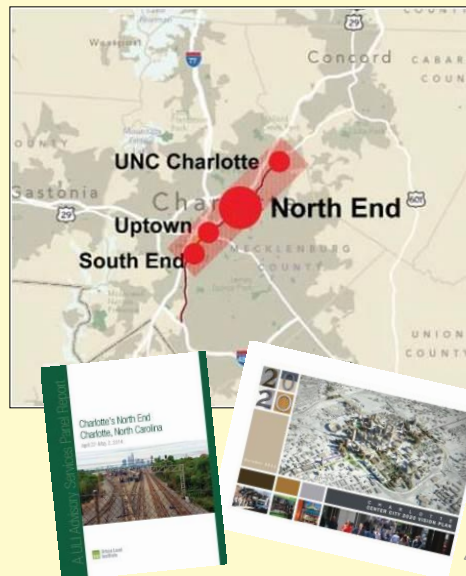


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Applied Innovation Corridor Community Investment Plan (CIP)

- Builds on the initiative from the Center City 2020 Vision Plan (2011)
 - Envisioned the North End to be a walkable, mixed-use, urban industrial park with distinctive neighborhoods
- ULI Advisory Services Panel (2014)
 - Recommended the City place high priority on infrastructure funding around the Camp North End site
- Community Investment Plan (2013+)
 - charged with identifying and prioritizing infrastructure improvements that improve connectivity, livability, and job growth
 - Higher priority placed on opportunities to leverage private investment
- Series of “districts”
 - North End Smart District



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Applied Innovation Corridor CIP Investment Goals

Prioritize infrastructure improvements that:

- Support people, academic research, and companies in their discovery of new products and services
- Leverage private investment
- Create a sense of place
- Create a desirable area to work, live, play
- Improve connectivity - including bike/ped
- Improve streetscapes aesthetics
- Support revitalization of urban communities
- Achieve goals driven by the Community Letter and Traits of Winning Cities




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Camp North End Community Objectives

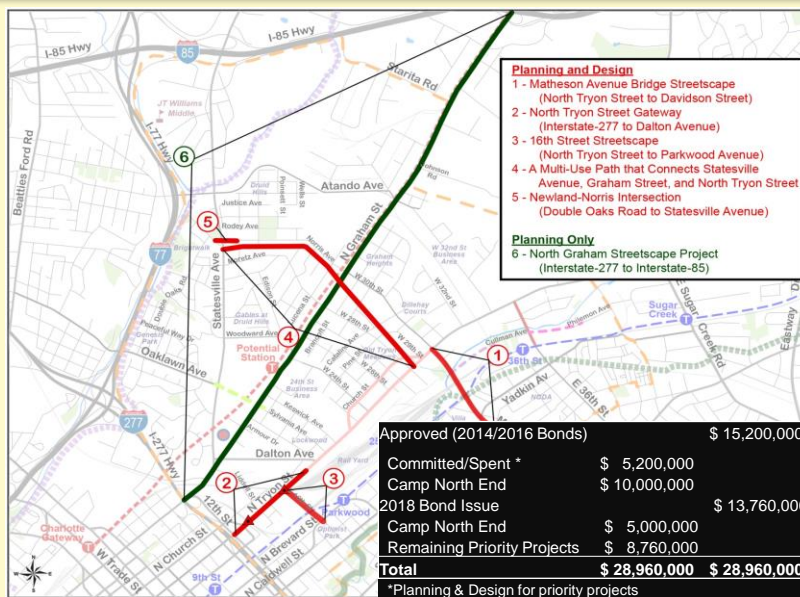
Infrastructure	People	Community
<ul style="list-style-type: none"> • CIP Benefits <ul style="list-style-type: none"> – Transportation Choices – Livable Communities – Job Growth 	<ul style="list-style-type: none"> • Community Letter <ul style="list-style-type: none"> – Good Paying Jobs – Quality Affordable Housing – Safety, Trust, & Accountability 	<ul style="list-style-type: none"> • Council Focus Area • Traits of Winning Cities <ul style="list-style-type: none"> – Create Positive Buzz – Millennial Magnet – Workforce Dynamics – 15-Minute Livable Communities – Big Tent – Open Mind – Affordable Spaces – Shared Story



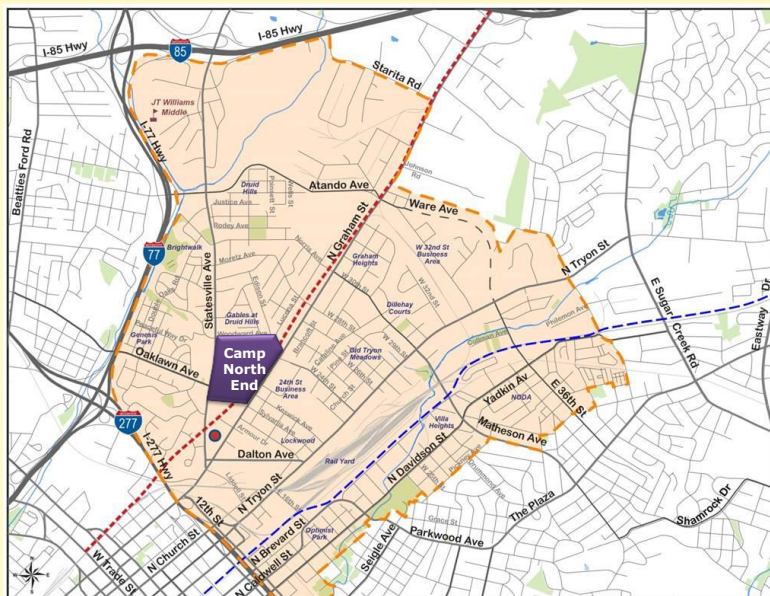
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Applied Innovation Corridor Initial Priority CIP Projects



Applied Innovation Corridor
Camp North End





Camp North End Entitlement Summary

Entitlements Requested

	Existing	Years 1-10
Industrial/Other	1,240,000 SF	275,000 SF
EDEE*		60,000 SF
Retail Services		65,000 SF
Office		760,000 SF
Multi-family Residential		850 du
Affordable		60 du

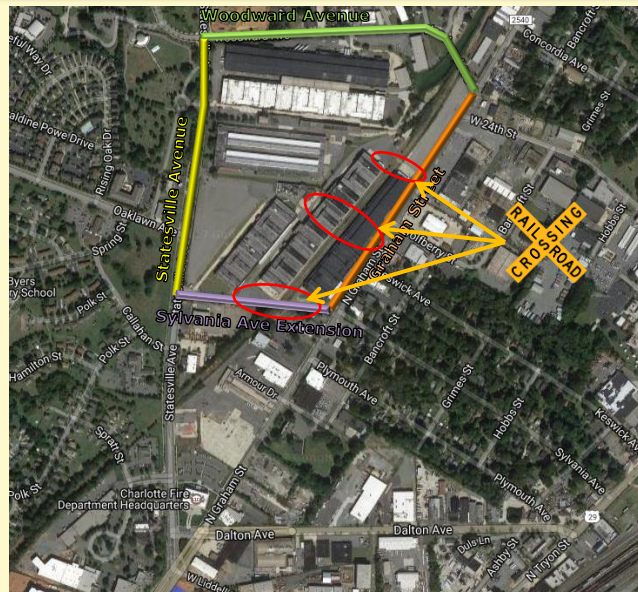
*EDEE = Eating, Drinking, Entertainment Establishments

- Estimated new tax base of \$350M thru the first ten years, generating more than \$40M in new property taxes for the City over thirty years
- More than 4,500 jobs could be supported on site by the proposed redevelopment

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Camp North End Infrastructure Improvements



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Camp North End

Public Private Partnership Benefits

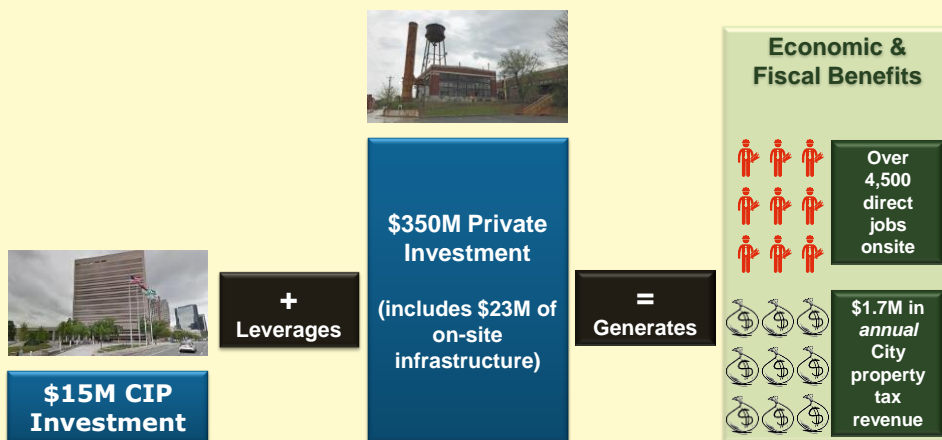
- Unique opportunity for the City
 - ULI Advisory Panel report identified the Camp North End site as the key catalyst to redevelopment of the North End
- Applied Innovation Corridor team identified priority projects at the perimeter until a private partner showed up in the center
- Aligns with North End Smart District and Applied Innovation Corridor plans, goals, and objectives
- Leverages significant private investment (~\$350M thru the first ten years)
- Developer activating the site with new tenants (e.g. Junior Achievement, Goodyear Artists, Hygge co-working space)

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Camp North End

Public Private Partnership Benefits



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Camp North End Community Investment Plan Key Terms

- The City will reimburse up to \$15M for the completion of the public infrastructure improvements through the approved 2014 and 2016 CIP bond funds and the future 2018 CIP bond funds
- Public road improvements shall be constructed by the developer in accordance with CDOT standards
- All applicable rights of way and easements shall be dedicated for future City maintenance (estimated value of \$1.2M)
- Developers responsible for cost overruns
- Equitable Economic Development
 - Workforce development opportunities
 - Project P.I.E.C.E participation to increase access to economic mobility and advancement
 - MWSBE utilization commitments
 - At least 10% utilization for public infrastructure improvements
 - Continue prioritizing MWSBE opportunities for work related to retrofitting existing buildings, site maintenance, etc.

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Camp North End Next Steps

- Rezoning:
 - Filed for rezoning in February
 - Public Hearing held in July
 - Zoning commission voted to recommend approval
 - City Council decision on September 18
- Potential Economic Development Committee action:
 - A. Approve an Infrastructure Reimbursement Agreement(s) in an amount not to exceed \$15,000,000 for public infrastructure improvements, consistent with the negotiated terms, which will be reimbursed through the approved and future CIP bond funds
 - B. Authorize the City Manager to negotiate and execute the agreements consistent with the negotiated terms
- September 11: Dinner Briefing
- September 25: Potential City Council decision on the infrastructure reimbursement agreement

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